

PROCEEDINGS OF THE BROWN COUNTY
EDUCATION & RECREATION COMMITTEE

Pursuant to Section 19.84 Wis. Stats., a special meeting of the **Brown County Education & Recreation Committee** was held on Thursday, March 31, 2011 in the Lower Level of the Brown County Library, 515 Pine Street, Green Bay, Wisconsin.

Present: Jesse Brunette, Bill Clancy, Vicky Van Vonderen, John Vander Leest, Tim Carpenter
Also Present: Supervisor Theisen, Lynn Stainbrook, Dave Sachs (Boldt Construction), Lonn Frye (FGM Architects, Dr. Terry Watermolen, Eric Sievers (Boldt Construction), Sue Lagerman, Curt Beyeler, John Hickey, Mike Aubinger, Kathy Pletcher, Harry Meyer, other interested parties.

I. Call to Order:

The meeting was called to order by Chairman Jesse Brunette at 6:04 p.m.

II. Approve/Modify Agenda:

**Motion made by Supervisor Carpenter and seconded by Supervisor Van Vonderen to approve.
MOTION APPROVED UNANIMOUSLY**

1. Presentation of cost estimates for repairing Central Library.

A power point presentation was given by Dave Sachs of Boldt Construction with regard to the proposed repairs/renovations to the Central Library. A copy of the power point and accompanying handout is attached.

2. Discussion and recommendation for repairing and renovating Central Library.

Supervisor Theisen addressed the Committee. It is his opinion that the only option that makes sense with this project is to do it all at one time. He felt it would be most prudent to move everything out, have all the work done at one time, and then return to normal operations. If this was done in stages for the next 8 - 10 years he felt users would constantly be seeing something under construction and wonder why the project was taking so long. He also stated that he has seen figures on how much Brown County spends per capita on library services and compared to the rest of the State, Brown County is at the low end.

Supervisor Vander Leest commented that he was the Chair of the Ed and Rec Committee when this project was first brought forward and at that time the price tag was 10 – 12 million dollars. He felt the project being proposed at this time is beyond the scope of what was originally discussed and stated he cannot support a 23 million dollar project. It was his opinion that the project needs to be reined back in and the priorities be re-examined.

Sachs addressed the issue of the project price. He felt that when the original estimate of 10 – 12 million dollars was made, some of the core deficiencies in the infrastructure of the building were not known. These core deficiencies are what brought the cost of the project up and include such things as problems with the air venting system and roof. He also stated that Sommerville and Associates, Boldt Construction, FGM Architects, the Library Board, Facilities

Director and Library Director all agree that these core deficiencies need to be addressed as they have not been addressed since the building was built.

Library Board President Dr. Terry Watermolen stated that discussions began a number of years ago with regard to the need for renovations to the building. At the initial meeting there was no professional input from architects, engineers, etc. and a guess was made as to what the cost may be to accomplish the renovations. That guess was 10 – 12 million dollars. An engineering study was then done and it was determined that the building was very well built. They then engaged a firm who has done library renovations all over the country to find out what options exist to make the Central Library a state of the art facility that would meet the needs of users for the next 40 years . The cost to do the renovations all at once would be 23 million dollars. The next thing the Library Board did was determine what other options exist if it's not possible to do the project all at one time and all of those options have been covered in the power point. Dr. Watermolen also stressed that he felt the building needs to have a master plan as things are being done that do not fit into a master plan.

Theisen stated that he felt the 12 million dollar figure was simply a guess and should not have been relied upon as an accurate estimate. He also urged the Committee to look at the amortized schedule to do this project in phases.

Chair Brunette indicated the County Executive and Department of Administration worked on a capital improvement plan that allocated \$600,000 to the library for 2011 and \$600,000 for 2012. Library Director Lynn Stainbrook explained that the capital improvement plan originally started at 1.2 million dollars for the design in one year. The County Executive asked if this could be cut back, and it was felt that it would take more than a year to get the work done so they then split the amount over two years. The County Board took out the amount allocated for 2011 so there is currently no money in the plan for 2012 or thereafter.

John Hickey, Library Board Member, stated he does not recall the 10 – 12 million dollar number and further that he felt it would be foolish to simply patch the library since the building is structurally sound.

Supervisor Van Vonderen felt it would be best to do the project all at once. She asked if any research had been done with regard to bonding. Stainbrook responded that she had spoken with Director of Administration Ellen Sorensen in this regard and Sorensen indicated that there would not be a problem with the bond rating and there would be room to bond.

Van Vonderen asked Frye how much he felt might be able to be raised by public fundraising based on his past experiences. It was Frye's opinion that 10 percent at most could be raised through public fundraising.

Frey expressed that he didn't believe it was feasible to do the project in phases. He felt that doing this project over the course of 8 – 10 years would leave users disillusioned and they would stop coming due to the ongoing mess and inconvenience. He also opined that the 23 million dollar project was very practical and would be a great investment in the community and that all projects included in the plan are necessary.

Van Vonderen posed the following questions: a) would the principal and interest go against the levy and b) would the debt get used against the County in the levy. She felt that getting the answers to these questions would be very important and the Board would consider these things. She also stated that she felt that public support for this project would be essential. Van Vonderen also informed the Library Board that the County Board may also bring up the idea of closing some branch libraries to help offset this project. An inquiry was also made by Van Vonderen as to the possibility of housing the local history publications at the Museum. Stainbrook answered that she had spoken with the Museum and it was determined that there was not enough space there to house the voluminous amount of history items currently at the Library.

Stainbrook presented the following figures to the Committee: Brown County is the fourth largest county in Wisconsin by population, but Brown County's library support is 22nd. The per capita library support in Brown County is \$24.14. Capita support in Outagamie County is \$30.47, Winnebago County is \$38.70 and Manitowoc County is \$34.52. Further, Brown County Central Library is the third busiest library in the state. There are one million visitors to the Central Library each year and is the most used building in the County.

Vander Leest indicated that he felt that 10 percent was a low amount for fundraising based on Brown County history. He further stated that a capital campaign would need to be part of the entire plan. He also wished to point out that the County does not have a limitless supply of money and that everything that is bonded for needs to be repaid by the taxpayers. He also emphasized that public support will be essential and further that the Library Board should examine the project to see if there are ways that the 23 million dollars could be reduced.

Supervisor Clancy asked Sachs what the likelihood would be of bids coming in under the proposed 23 million dollar figure if this project was bid out. Sachs stated that he felt the 23 million dollar figure was quite accurate. He further stated that contingency on a job such as this is about 10 percent.

Frye commented that he had looked very seriously at the proposal to see what could be cut. He feels that everything that is proposed serves function and he also felt that the figures are accurate.

Clancy asked Harry Meyer, Friends of Brown County Library, for his opinion regarding a capital campaign. Meyer responded that he felt there would be opportunity for a capital campaign similar to what was done with the Kress Library and Weyers - Hilliard Library. It was his opinion that perhaps somewhere in the area of 5 million dollars could be raised through a capital campaign. He also felt that doing the whole project at one time rather than over a period of years was the most prudent way to proceed.

Motion made by Supervisor Vander Leest, seconded by Supervisor Van Vonderen to suspend the rules for public input. Vote taken. MOTION CARRIED UNANIMOUSLY

-Mike Aubinger, Village of Ashwaubenon President, 2155 Holmgren Bay, Green Bay, Wisconsin

Aubinger felt that Brown County does not do maintain their buildings appropriately which results in costly repairs. He also pointed out that many of the library branches will also be in

need of repairs in the coming years. It is his opinion that the cost for this project is high due to the lack of maintaining and updating the building through the years and he feels that the County Board now has the responsibility to make the necessary repairs and renovations.

Motion made by Supervisor Clancy, seconded by Supervisor Carpenter to return to regular business. Vote taken. MOTION CARRIED UNANIMOUSLY

Motion made by Supervisor Vander Leest, seconded by Supervisor Brunette to refer back master plan to Library Board to reduce cost and come back with a capital plan and what county portion will be and what capital plan will be raised and estimate of principal and interest in bonding and what effect on the levy bonding will have. Vote taken. MOTION CARRIED UNANIMOUSLY

Lynn Stainbrook thanked the Committee for their time and effort in this matter and appreciated the special meeting. She also thanked those who attended in support of the project.

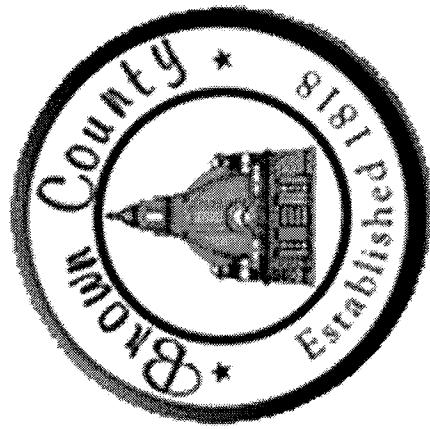
3. **Such other matters as authorized by law.**

Motion made by Supervisor Vander Leest and seconded by Supervisor Van Vonderen to adjourn at 8:20 p.m. MOTION APPROVED UNANIMOUSLY

Respectfully submitted,

Therese Giannunzio
Recording Secretary

Brown County Central Library Repair Masterplan



FEMA

BOLDT

Repair Masterplan

Chronology: Where have we been?

- FGM Space Needs Analysis - 2008
 - Boldt Facility Audit - 2009
 - General Energy - Energy Study - 2009
 - **FGM / Boldt / Somerville Pre-Design Study - 2010**
 - **FGM / Boldt Repair Masterplan - 2011**
- Our Focus Tonight

Repair Masterplan

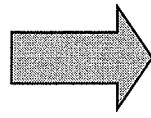
Pre-Design Study 2010

- Conceptual Design to address findings of Space Needs Analysis (2008)
 - Conceptual Design to make use of wasted space
 - Repair core deficiencies due to antiquated equipment
 - Improve Energy Efficiency and Eliminate Waste
 - Meet ADA & Air Change Requirements
 - Determine Cost to Repair and Renovate
- Capital Project Cost: \$23M

Repair Masterplan

“We Don’t Have \$23M!”

“Where Can We Start?”



Answer: Critical Repair Masterplan

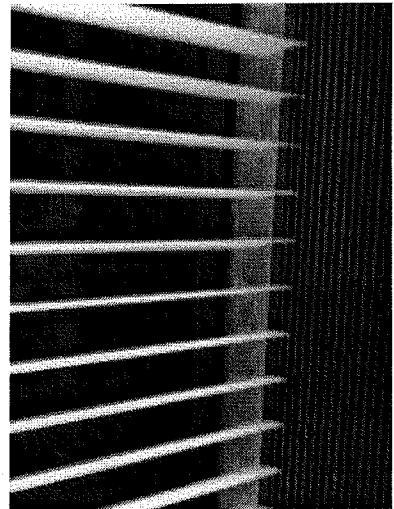
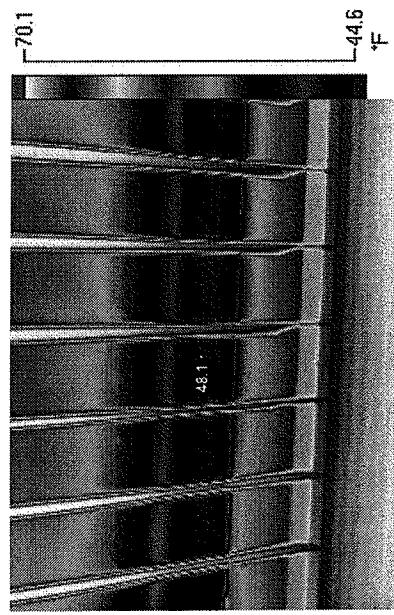
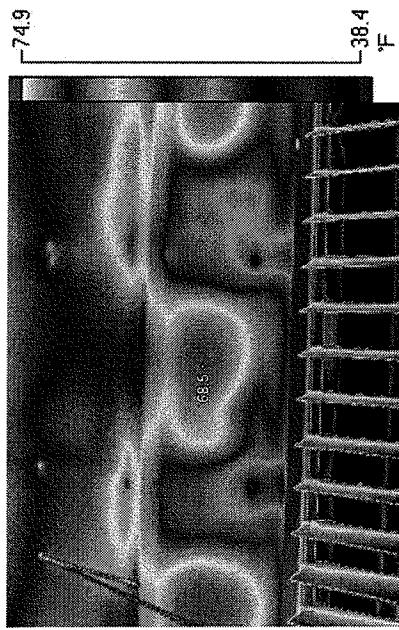
Repair Masterplan

Purpose of the Critical Repair Masterplan

- Define what absolutely needs to be done
- Align activities to be consistent with Space Needs Analysis and Pre-Design Requirements
- Minimize rework to meet overall renovation requirements

Repair Masterplan

Digital Thermography Images (2 of 65)



Repair Masterplan

Key areas that MUST BE addressed

1. Local History Consolidation
2. HVAC System Replacement
3. Building System Upgrades (roof, ADA, auditorium, book drop, etc.)
4. Parking Lot Modifications
5. Detailed Project Design (consistent road map to overall masterplan)

Repair Masterplan - 2011

Item 1 of 5 - Local History Consolidation

Why?

- Significant environmental concerns (collection degrading)
- Need one environmentally controlled and secure location
- Fire protection system does not exist
- Multiple electrical system challenges (obsolete circuit breakers, etc.)

Repair Masterplan - 2011

Item 1 of 5 - Local History Consolidation (continued)

What needs to be done?

- Replace Elevators with ADA compliant equipment
- Provide staircase from Lower Level to Second Floor
- Provide DDC Control System
- Expand Lower Level to accommodate HVAC system
- Modify Lower Level toilets for ADA compliance
- Rescue Assistance equipment in existing stairwells
- Specialized fire protection system

Cost: \$3.75M

Repair Masterplan - 2012

Item 2 of 5 - HVAC System Replacement

Why?

- Stagnant and unhealthy air / Ductwork and coils restrict airflow / Facility does not comply with airflow standards
- Obsolete systems are past their life expectancy
- New technology adds additional strain to system

Repair Masterplan - 2012

Item 2 of 5 - HVAC System Replacement (cont.)

What needs to be done?

- Replace HVAC system / Replace acoustic ceiling tile
- Replace cooling tower (locate on roof)
- Replace window systems / Add insulation to building exterior
- Modify remainder of building for ADA compliance
- Replace lighting / Provide fire protection system
- Relocate telephone/data system
- Replace roof drain system

Cost: \$5.75M

Repair Masterplan - 2013

Item 3 of 5 - Building System Upgrades

Why?

- Significant heat loss through inadequate roof
- Auditorium does not meet current usage requirements (ADA / Technology)
- Bookmobile exhaust enters 1st and 2nd floors
- Books / DVD's damaged in book drop
- Circulation desk not ADA compliant

Repair Masterplan - 2013

Item 3 of 5 - Building System Upgrades (continued)

What needs to be done?

- Replace roof
- Replace upholstery on auditorium seats
- Modify auditorium seating arrangement for ADA accessibility
- Replace lighting and lighting controls in auditorium
- Provide exhaust system in garage (seal garage penetrations)
- Modify existing book drop
- Provide handicap accessibility at circulation desk

Cost: \$2.25M

Repair Masterplan - 2014

Item 4 of 5 - Parking Lot Modifications

Why?

- Parking lot too small for building activities / obstructions
- Parking lot flooding
- Traffic flow is not efficient
- Exterior lighting not adequate

Repair Masterplan - 2014

Item 4 of 5 - Parking Lot Modifications (continued)

What needs to be done?

- Reconfigure, regrade and expand parking lot
- Reconfigure green space
- Relocate utility transformer
- Replace exterior lighting

Cost: \$1.5M

Repair Masterplan - 2011

Item 5 of 5 - Detailed Project Design

Why?

- Initiates process of facility improvements
- Definition of overall facility masterplan
- Definition of consistent building upgrade path
- Elimination of rework (ex. Roof)

Repair Masterplan - 2011

Item 5 of 5 - Detailed Project Design (continued)

What needs to be done?

- Architectural Design
- Civil / Structural Design
- Mechanical / Electrical / Plumbing Design
- Site / Landscape Design
- All inclusive design consistent with overall masterplan

Cost: \$1.5M

Repair Masterplan - Summary

Critical Repair Masterplan

Item 1 - Local History Consolidation (2011)	\$3.75M
Item 2 - HVAC System Replacement (2012)	\$5.75M
Item 3 - Building System Upgrades (2013)	\$2.25M
Item 4 - Parking Lot Modifications (2014)	\$1.50M
Item 5 - Detailed Project Design (2011)	<u>\$1.50M</u>
	\$14.75M

Repair Masterplan

Critical Repair Masterplan Comments

- Defines what absolutely needs to be done
- The items identified are consistent with the Space Needs Analysis and Pre-Design Study Requirements
- Rework is minimized to meet overall masterplan requirements
- This Critical Repair Masterplan is not as cost effective as completing the project as a single capital project (doing everything at once – i.e. \$23M)
- The Critical Repair Masterplan is not a “mini-version” of the overall capital project!

Repair Masterplan

“Can the Critical Repair Masterplan be extended for a few more years to do everything included in the overall Capital project?”

Answer: Extended Critical Repair Masterplan

Repair Masterplan

Extended Repair Masterplan

Item 6 – Complete Lower Level & Auditorium (2015)	\$4.00M
Item 7 – Complete First & Second Floor Additions (2016)	\$4.22M
Item 8 – Add Children's Add. & Complete First Floor (2017)	\$4.20M
Item 9 – Complete Second & Third Floor (2018)	<u>\$2.72M</u>
	\$15.14M

Repair Masterplan

Overall Repair Masterplan:

• Item 1 Local History Consolidation (2011)	\$3.75M	Critical
• Item 2 HVAC System Replacement (2012)	\$5.75M	Repair
• Item 3 Building System Upgrades (2013)	\$2.25M	
• Item 4 Parking Lot Modifications (2014)	\$1.50M	
• Item 5 Detailed Project Design (2011)	\$1.50M	Masterplan
	\$14.75M	
	Subtotal	
• Item 6 Complete Lower Level & Auditorium (2015)	\$4.00M	Extended
• Item 7 Complete First & Second Floor Additions (2016)	\$4.22M	Repair
• Item 8 Add Children's Addition & Complete First Floor (2017)	\$4.20M	
• Item 9 Complete Second & Third Floor (2018)	\$2.72M	Masterplan
	\$15.14M	
	Subtotal	
Total:		\$29.89M

Repair Masterplan

Repair Masterplan Comments

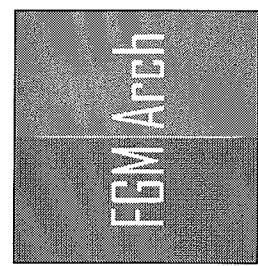
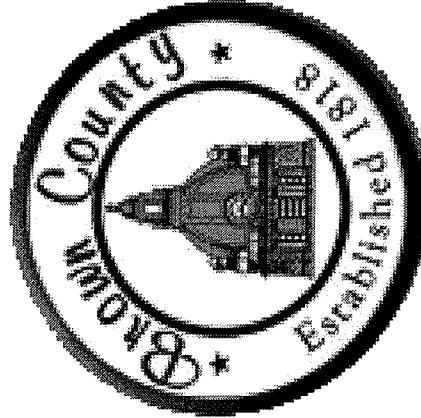
- Repairs Span 8 years while major construction occurs.
- Key sections of the library closed for 6-8 months.
- More expensive than a single capital project.

Repair Masterplan

Summary

- Capital Project 2011 / 2012 \$23.0M
- Overall Repair Masterplan 2011 – 2018 \$29.9M

Brown County Central Library Repair Masterplan



Brown County Central Library Repair Masterplan

PROJECT NAME	APPROXIMATE VALUE	PROJECT COMPLETION	PROJECT DETAIL
Local History Consolidation	\$3.75M	2011	<p>Building: Move Local History to the Lower Level. To support this move the following must happen:</p> <ul style="list-style-type: none"> - Add staircase from second level to the Lower Level - Lower Level expansion beneath the existing terrace area to house support areas for Local History and Auditorium spaces - Replace elevators with new ADA compliant elevators - Modify Lower Level toilets to ADA compliance - Specialized fire suppression for LH <p>HVAC: Replace the Lower Level HVAC system with new. This will include:</p> <ul style="list-style-type: none"> - DDC Control System - Separate system w/humidification control for Local History area - New VAV system for Auditorium and support spaces - New air distribution in elevator equipment rooms <p>Electrical: Replace electrical system in Lower Level to support the move of Local History to the Lower Level. This will include:</p> <ul style="list-style-type: none"> - Replace the Main Switchboard and branch panelboards in the Lower Level - Replace lighting and lighting control systems in Lower Level - Provide new emergency and exit signs - Provide modifications to backup generator to include additional transfer switch(es) and panelboard(s) - Add Area of Rescue Assistance system to stairwells - Provide new feeders to HVAC Equipment <p>The Local History Department must have a consistent environment for the materials that are stored in this department. Currently, the local history materials are breaking down due to air moisture, hot and cold temperatures are not consistent with modern technologies and do not provide the controls needed to maintain documents in this important area.</p> <p>In order to correct the environment that exists for local history, the most cost effective way is to move the titles from the 2nd floor, 3rd floor & lower level to a single space in the lower level that can be isolated for environmental controls. To support this, access must be provided to the Lower Level. A staircase that provides continuous access from the Lower Level to the second floor must be provided for security for the local history collection and material handling. At this time, there is no staircase from the lower level that has visitors passing through the security system. This staircase provides a secure way for individuals to move from one floor to another. In addition, the current staircase and elevator arrangement does not meet the building fire code. Replacement of elevators that do not meet ADA, that have single-walled hydraulic fluid systems (not allowed today because there is a risk of groundwater contamination), and have been continually breaking down are also included within this upgrade.</p> <p>The current HVAC system in the Lower Level was designed for a facilities use 40 years ago. The system can not provide enough CFM for the spaces it supplies....Current codes require additional outside air and more air changes in each space, with the local history, data/telephone, elevator control room, and auditorium spaces requiring more air than what the current system can provide. Additionally, the intake and exhaust systems are adjacent to each other allowing exhaust to be brought back into the building. This will not meet today's code.</p> <p>The current electrical system has outlived its useful life and must be replaced. The main breaker for the facility does not work correctly and must be manually reset while 'hot' (unsafe). Breakers have failed and will continue to fail due to age. Parts are not easy to find and are pricey. Emergency and exit lighting is inadequate to get people safely out of the building. Backup power system will require an additional transfer switch to separate emergency loads from backup and standby loads. Additionally, an area of rescue assistance must be placed in the stairwells to provide safe haven for those with disabilities in the event of a catastrophic event.</p>



Brown County Central Library Repair Masterplan

PROJECT NAME	APPROXIMATE VALUE	PROJECT COMPLETION	PROJECT DETAIL
HVAC System Replacement	\$5.75M	2012	<p>The HVAC systems are old and have outlived their useful life. This system was designed for use 40 years ago. The building has changed significantly with the addition of computers throughout the entire library which add significant heat load that was not accounted for. Additional strain has been applied on the air distribution system by the disruption of insulation that has broken down and currently blocks air passage through the coils in the system. This has caused 'dead' air throughout the building. This facility will not comply with today's standards for air flow in a library.</p> <p>In addition, the old HVAC system was designed to run both the boiler and the chiller at the same time, year round. A new HVAC system will conserve energy and be more cost effective.</p> <p>Replace the HVAC system. Additionally, the building envelope must be addressed to increase the building energy efficiency. Handicap accessibility also must be addressed to fix a building deficiency for those who have disabilities. And, a sprinkler system is required to meet code.</p> <p>Building: Provide new Fourth Level enclosure for the mechanical systems serving the First and Second Levels. This will include the following:</p> <ul style="list-style-type: none"> - Replace all ductwork and insulation - Replace hot water coil system with VAV system - Provide DDC control system - Replace condensing unit on roof serving third level AHU with chilled water system from chiller - Replace cooling tower and locate on the roof <p>Building: Provide new Fourth Level enclosure for the mechanical systems serving the First and Second Levels. This will include the following:</p> <ul style="list-style-type: none"> - Provide entry from third level to the new mechanical enclosure - Replace window system with new, more efficient system - Add Insulation to building exterior walls - Provide paint and new carpeting or other finishes to the remaining floors - Provide building ADA Accessibility, including 1st, 2nd, & 3rd floor toilets - Install sprinkler system - Replace acoustical ceiling tile - Replace storm water roof drain system <p>Electrical: Provide new electrical systems to the first through third levels. This will include the following:</p> <ul style="list-style-type: none"> - Replace/Relocate existing branch panelboards on the first through third levels. Provide new branch panel in the mechanical enclosure for HVAC loads - Replace lighting and lighting control systems on the first through third levels - Add lighting system to the mechanical enclosure - Relocate data IDF to secure location - Provide new emergency lighting and exit lighting systems <p>The existing electrical system has outlived its useful life. The system was not designed to support today's technology with computers installed throughout the library. Circuit breakers have been failing, and more will continue to fail. Due to age and style of breakers, they are difficult to find and are pricey. Lighting fixtures and lighting control systems are not meant for today's use, and will not meet today's energy and control guidelines. Life safety lighting systems must be upgraded to meet code to safely get people out of the building in the event of a catastrophic event.</p>


BOLDT


Brown County Central Library Repair Masterplan

PROJECT NAME	APPROXIMATE VALUE	PROJECT COMPLETION	PROJECT DETAIL
<u>Building System Upgrades</u>	\$2.25M	2013	<p>This building has many systems that are failing. Much of the ceiling tile contains asbestos and must be replaced. The roof membrane that was installed is not adequate for this building. The roof conductors are rusting out and are leaking inside of the building. Handicap accessibility is not provided for those with disabilities. The book drop falls one floor level and damages the collection particularly dvd's creating additional costs to the library. The bookmobile contributes to bad air inside the building as exhaust filters into the first and second floor. These systems must be replaced.</p> <ul style="list-style-type: none"> - Replace 40 year old upholstery on auditorium seats and modify seating arrangement for ADA access. - Replace roof membrane - Circulation desk handicap accessibility - Modify existing book drop - Seal garage penetrations <p>HVAC: Provide exhaust system for garage.</p> <p>Electrical: Provide new electrical systems in garage. This will include the following:</p> <ul style="list-style-type: none"> - Provide new lighting in garage - Provide feeder for exhaust system - Replace Lighting and Lighting controls in Auditorium
<u>Parking Lot Modifications</u>	\$1.5M	2014	<p>The parking lot is in need of re-grading and re-surfacing. The parking lot floods during rainstorms and water backs up from the city storm water system. It is not large enough to support the amount of activity the library currently receives. Relocating the utility transformer as part of the electrical replacements will make room for additional parking slots.</p> <ul style="list-style-type: none"> - Provide new layout for parking lot - Remove the existing parking surface - Regrade the parking lot - Repave parking lot - Restripe parking lot - Relocate entrance/exit - Provide new drive up access for future window - Re-develop exterior park on northwest side of building <p>Electrical: Modify building utilities to include the following:</p> <ul style="list-style-type: none"> - Relocate existing utility transformer - Replace exterior lighting

Brown County Central Library Repair Masterplan

PROJECT NAME	APPROXIMATE VALUE	PROJECT COMPLETION	PROJECT DETAIL
Detailed Design Building: Provide a detailed set of construction documents that identifies building systems and materials to be installed. These systems include: <ul style="list-style-type: none">- Building envelope- Window systems- Staircase- Interior partitions- Parking lot- HVAC systems and controls- Electrical systems	\$1.5M	2011	Building Detailed Design must be provided to lay the groundwork for the work that is identified in this report. Without this design, all of the modifications cannot be made. Detailed design provides the roadmap for the building modifications and schedules the equipment, systems, and materials necessary to replace a building system that fails.

Brown County Central Library Repair Masterplan

Repair Masterplan Costs

- Local History Consolidation (2011) - \$3.75M
- HVAC System Replacement (2012) - \$5.75M
- Building System Upgrades (2013) - \$2.25M
- Parking Lot Modification (2014) - \$1.50M
- Project Detailed Design (2011) - \$1.50M

Brown County Central Library Repair Masterplan

What are the end results?

- The Library will be ADA compliant
- New lighting throughout the building
- Computer connections and equipment are secured in a separate room
- Local History is moved to Lower Level and all parts of the collection are combined
- Local History has humidity and environment controls required
- Local History has appropriate fire suppression system
- An interior staircase from the Lower Level to first floor will be provided, allowing for library materials security
- New elevators in the building, to the roof top
- More parking spaces in the lot
- New HVAC
- New electrical
- Current windows are replaced with energy efficient and safe ones
- Insulation added to the building envelope
- Building will meet safety codes
- Auditorium will be upgraded to meet ADA and provide useable sound / lighting systems
- Air quality will meet current building standards

What is not done?

- No additions to the library, other than the necessary lower level HVAC and auditorium access space needed
- No added windows on ends of building
- No finishing of space on 3rd floor
- No finishing of space in lower level, other than for Local History
- No green, vegetative roof (which lasts 50 years and would save one full roof replacement cycle)
- No re-arrangement of staff work rooms, meeting rooms, book stack areas, or computer space
- No drive-up window for the public
- No meeting rooms in the Lower level, other than auditorium (might be able to save one half of the current meeting room)
- Will not be LEED-certified, but will work within those parameters
- Sprinkler systems will not be configured for change in work spaces (this would need to be retro-fitted later at an added cost)
- Ceilings and room divider walls will not be configured for changes in work spaces
- Staff would remain in the building during the construction period.
- There will be periods of two to three weeks at a time in which the library will have to be closed because of no heat, no water, construction work, etc.